

Principles of Smart Growth

Community Health Promotion Summit

Manhattan, Kansas
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Smart Growth America
Making Neighborhoods Great Together

Who is Smart Growth America?

Smart Growth America is a national non-profit organization dedicated to researching, advocating for, and leading coalitions to bring smart growth practices to more communities nationwide.



Local Leaders Council



What is "smart growth?"

- Smart growth is a better way to build and maintain our towns and cities.
- Smart growth means building urban, suburban and rural communities with housing and transportation choices near jobs, shops and schools.
- This approach supports local economies and protects the environment.

(actually, it's the way we used to build our communities)

The ways we plan our communities

Patterns of development



Traditional town plan

- Mixed-use
- Compact
- Buildings of several stories
- Blocks with multiple building types
- Street grid

A traditional urban plan: Colonial Williamsburg

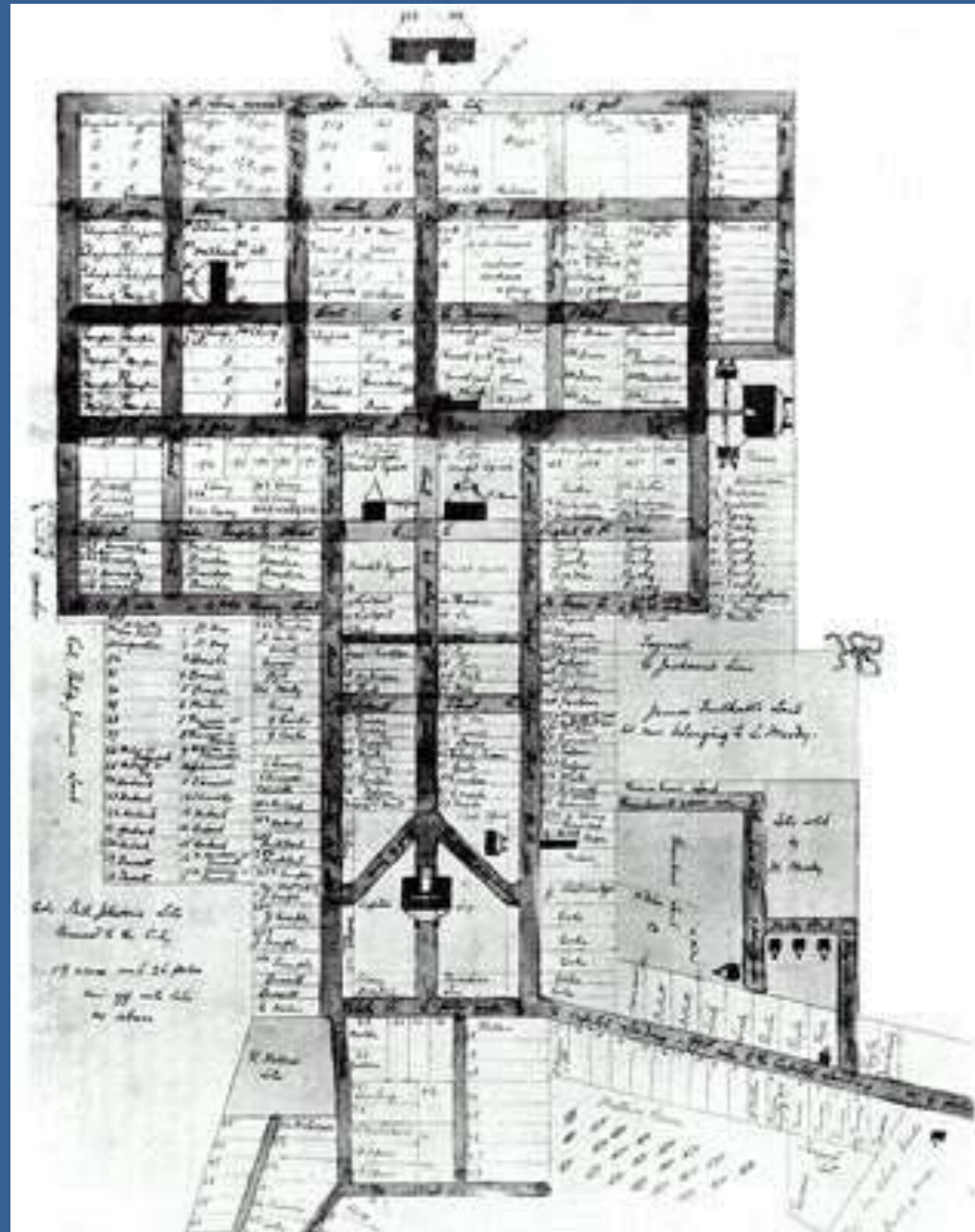
major roads

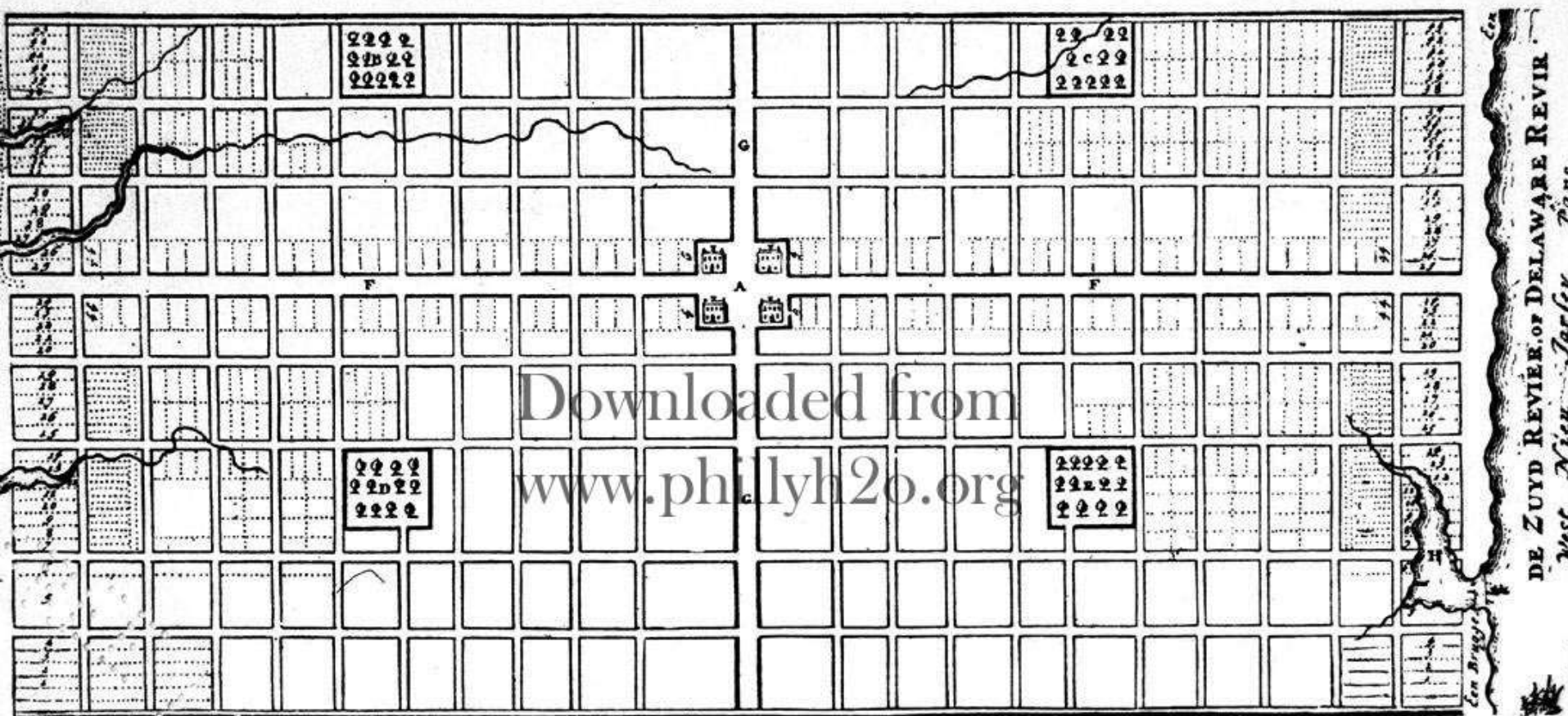
public building sites

six-foot front setback
on which buildings were to front

. . . compact development

America in the 17th century





William Penn's plan of the City of Philadelphia. The idea of straight streets and rectangular blocks without curves or diagonals has been carried out in the enlarged city, while the system of small paths has not.

America in the 17th century

Philadelphia, PA



America in the 19th century

Manhattan, NYC 1817



Manhattan, Kansas 1879

“Modern” town plan

America in the late 20th century



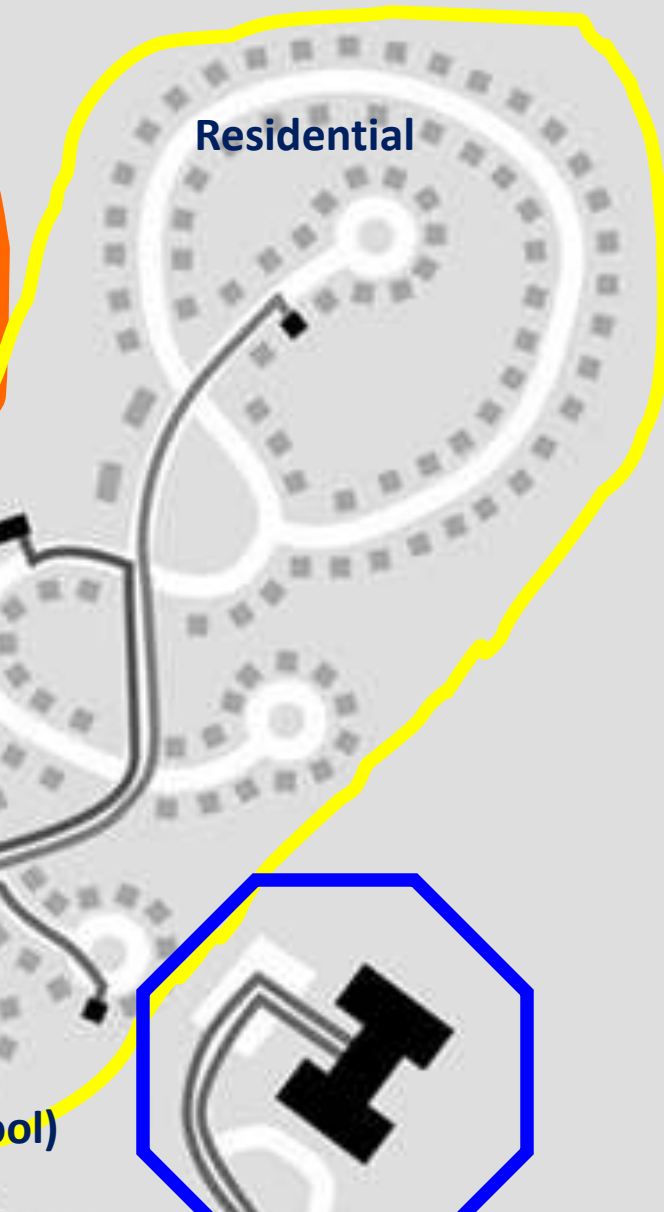
Industrial



Commercial



Residential



Civic (School)



Arterial

We got modern zoning

Fragmented land use

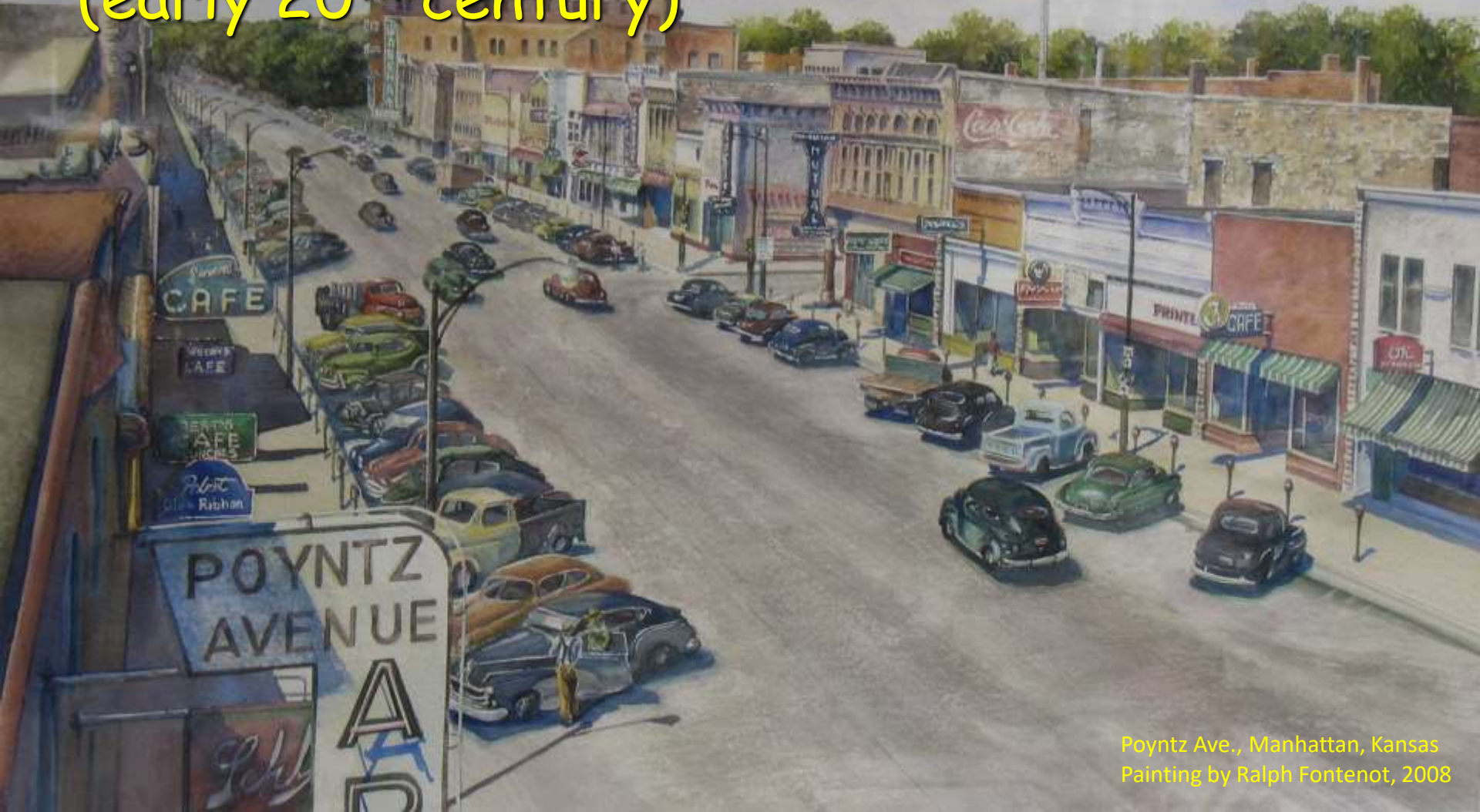
Drive-only

... and the
automobile ...

*(and the interstate
highway program, and
new federal programs
for homebuilding, and
new rules for capital
depreciation ...)*



Prime business location (early 20th century)



Poyntz Ave., Manhattan, Kansas
Painting by Ralph Fontenot, 2008

Prime retail location (late 20th century)



"Walmart Supercenter, an archetypal big box store,
in Madison Heights, Virginia."
(from Wikipedia entry for "Big-box store")

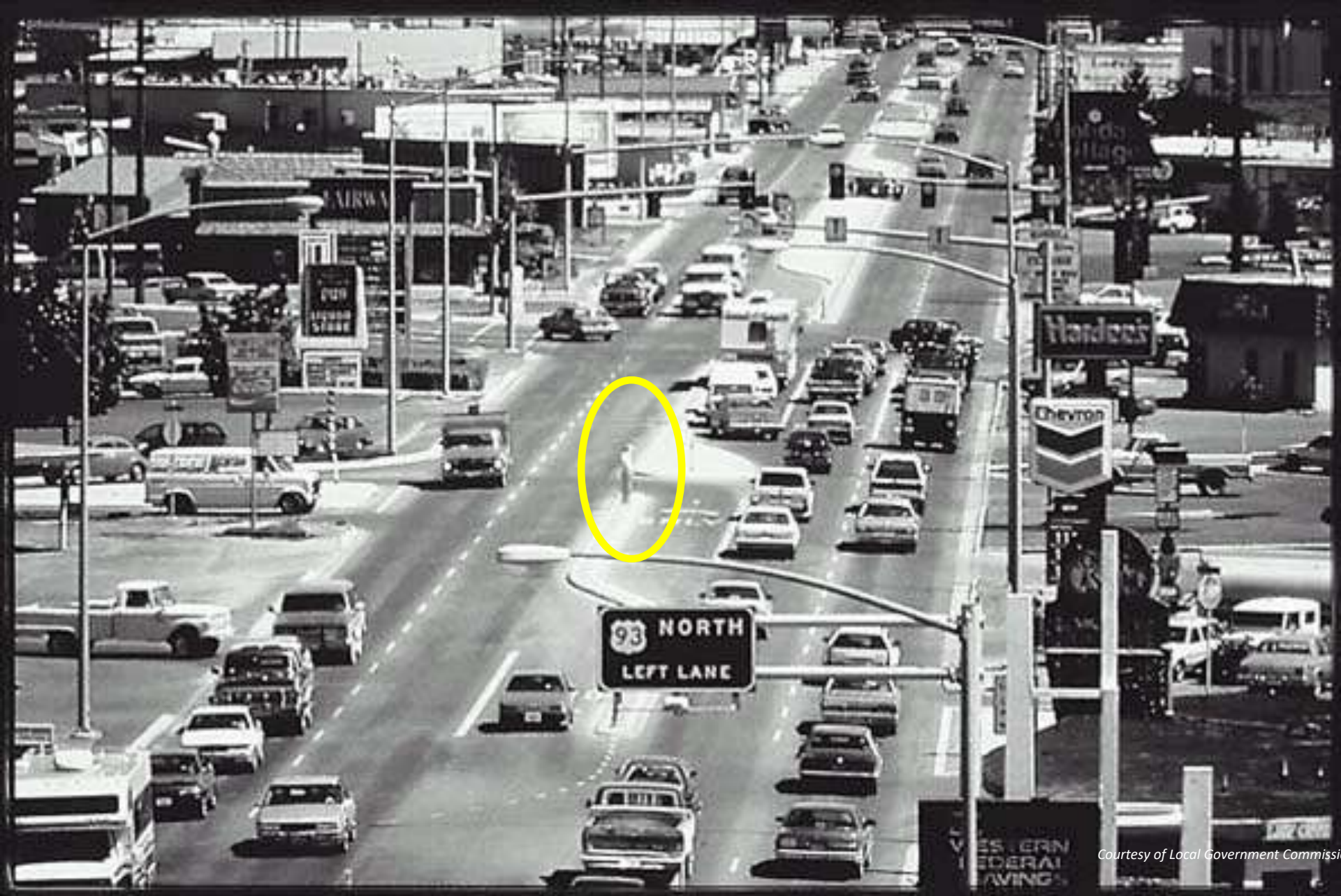
Prime office location (late 20th century)



Photo: By TheRTP

From: <http://dilemma-x.net/2012/11/10/research-triangle-park-unveils-new-master-plan/>





Courtesy of Local Government Commission

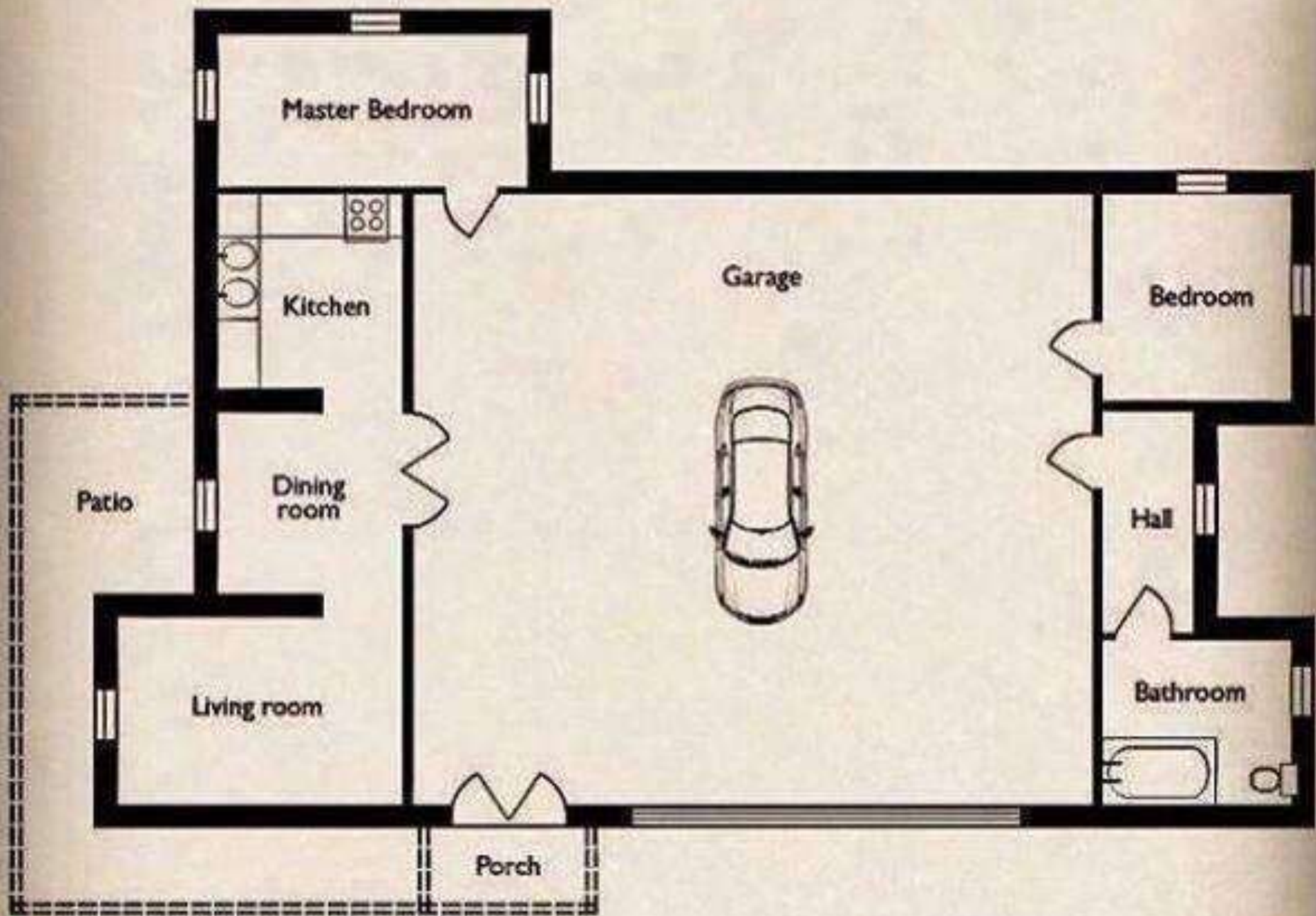






Figure 2

Social Determinants of Health

Economic Stability	Neighborhood and Physical Environment	Education	Food	Community and Social Context	Health Care System
Employment	Housing	Literacy	Hunger	Social integration	Health coverage
Income	Transportation	Language	Access to healthy options	Support systems	Provider availability
Expenses	Safety	Early childhood education		Community engagement	Provider linguistic and cultural competency
Debt	Parks	Vocational training		Discrimination	Quality of care
Medical bills	Playgrounds	Higher education			
Support	Walkability				

Health Outcomes

Mortality, Morbidity, Life Expectancy, Health Care Expenditures, Health Status, Functional Limitations

Benefits: Health

Risk of obesity:



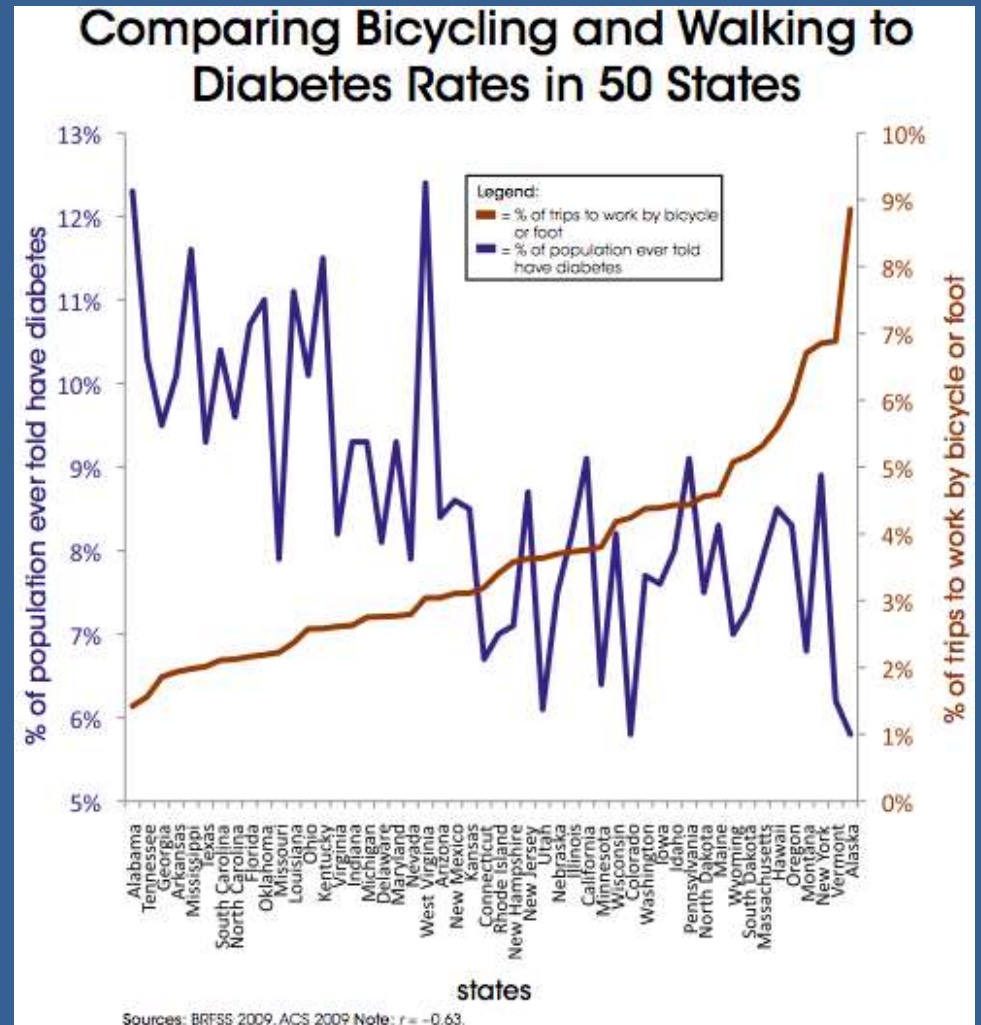
Decreases **4.8%**
for each
additional
kilometer
walked.

A large blue arrow pointing downwards, indicating a decrease in the risk of obesity.

Frank, L., et. al. (2004). Obesity Relationships with Community Design, Physical Activity, and Time Spent in Cars. American Journal of Preventative Medicine 27(2).

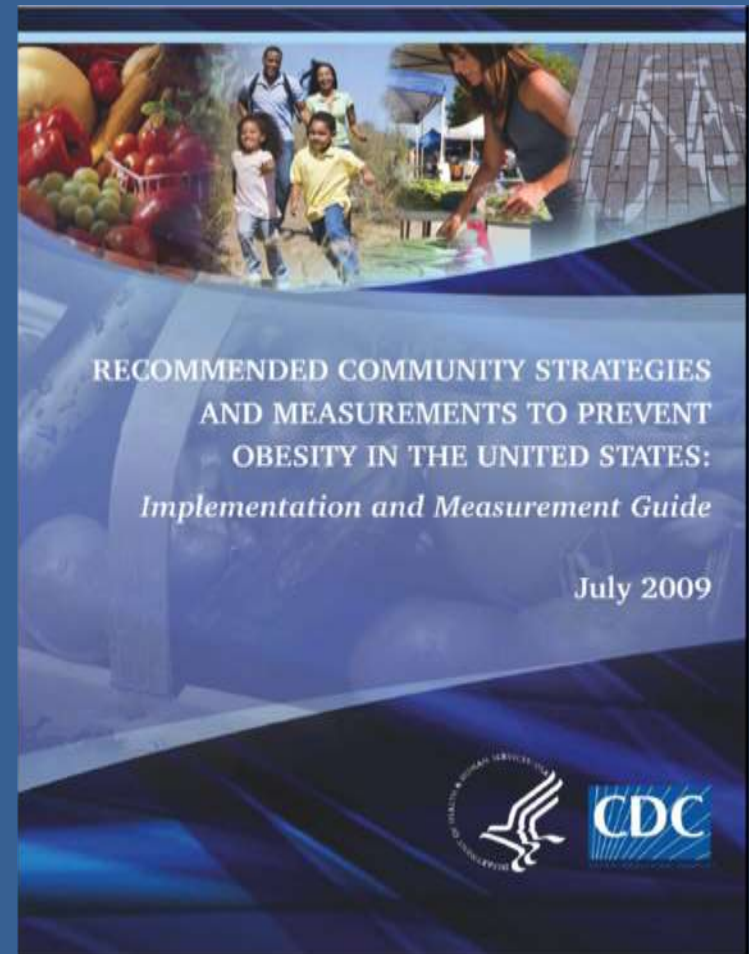
Benefits: Health

States with the lowest levels of biking and walking have, on average, the highest rates of obesity, diabetes, and high blood pressure.



Benefits: Health

The Centers for Disease Control and Prevention recommend adoption of Complete Streets policies as a **strategy to prevent obesity.**



Benefits: Health

A 30-minute round-trip bicycle commute is associated with better mental health in men.

People who live in walkable neighborhoods get more exercise than those who do not.



Benefits: Health

One third of regular transit users meet the minimum daily requirement for physical activity during their commute.



Principles of smart growth

Ten Principles

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

1. Mix land uses



Photograph from Corbis Images
© 2001 National Geographic Society. All rights reserved.



Residential
rental

Residential
condo

Residential
apartment

Commercial
office

Commercial
office & retail

Retail

Retail

Retail

Mix of uses – traditional main street

Westchester PA – 2007 (CZ photo)





**Library &
Theatre**

**Commercial
office & retail**

**Commercial
office & retail**

Post Office

**Transit
station**

Avenue - retail

**Residential
rental & condo**

Grocery

Movies

Hotel

Office

Office

Residential

Bike trail

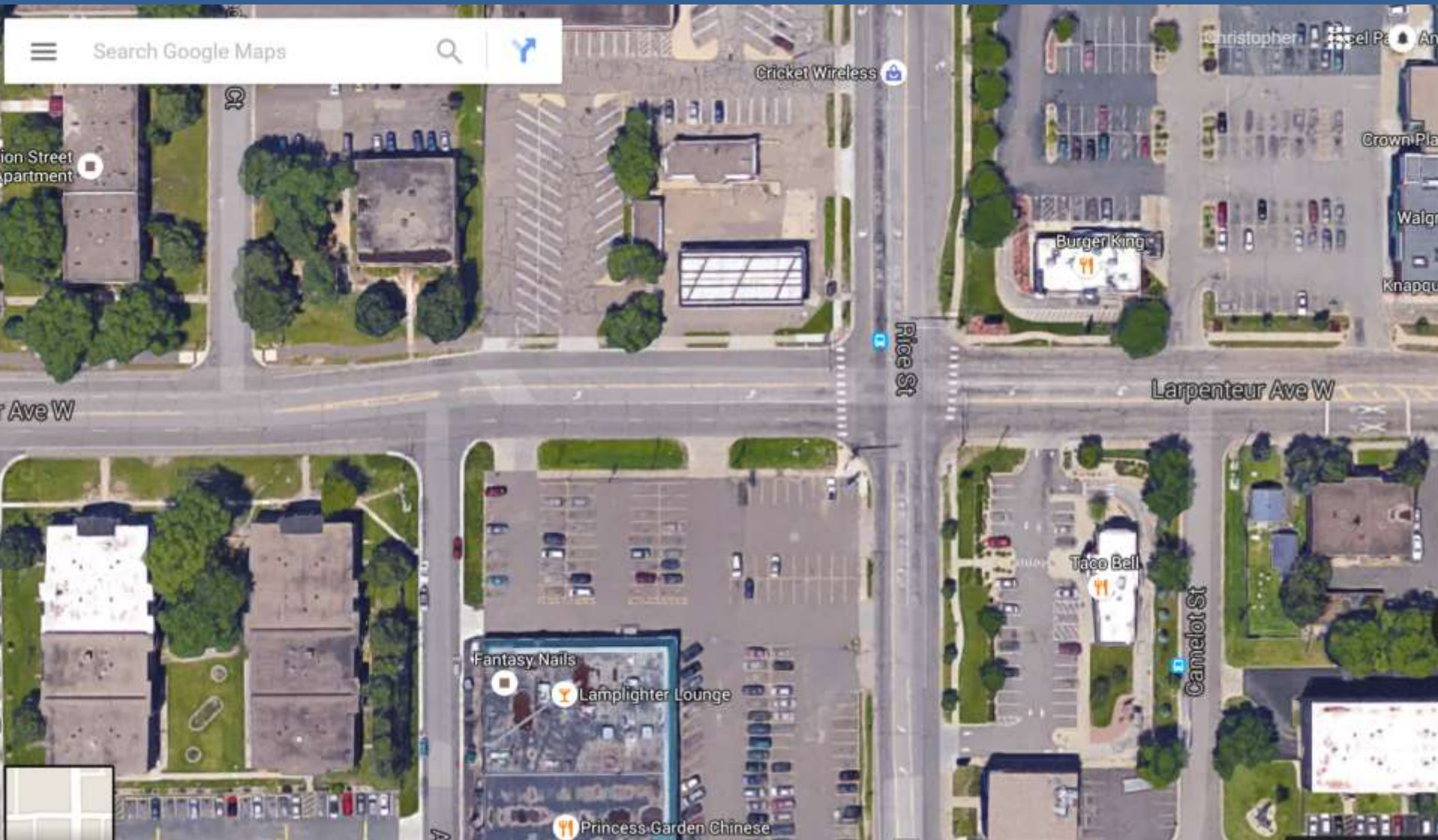
**Park &
Stream**

**Highway
interchange**

2. Take advantage of compact design







**Dense development concentrated close to
rail transit stations**



Ballston-Va. Square

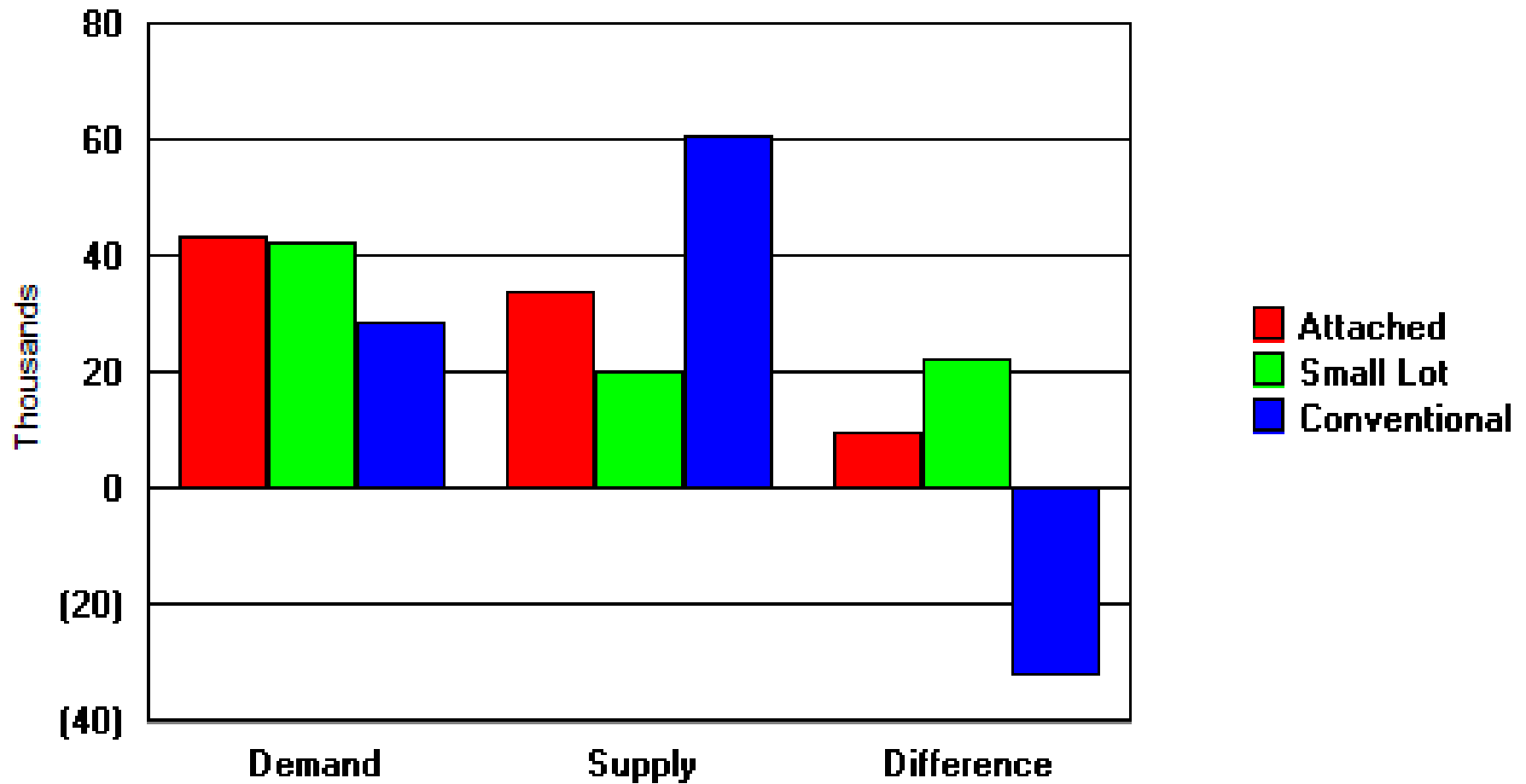


3. Create a range of housing opportunities and choices



**We've got the wrong housing stock
for the 21st century**

Occupied Housing Demand-Supply Mismatch 2011



Source: Adapted from American Housing Survey 2011 by Arthur C. Nelson, University of Arizona.

4. Create walkable neighborhoods



“Americans Prefer to Live in Mixed-Use, Walkable Communities”

-- **National Association of Realtors**

(October 2013):

- 78 percent say neighborhood is more important than the size of the house
- Fifty-seven percent would forego a home with a larger yard if it meant a shorter commute to work

Source: Oct. 2013 Consumer survey conducted for the National Association of Realtors



Arlington, VA

5. Foster distinctive, attractive communities with a strong sense of place



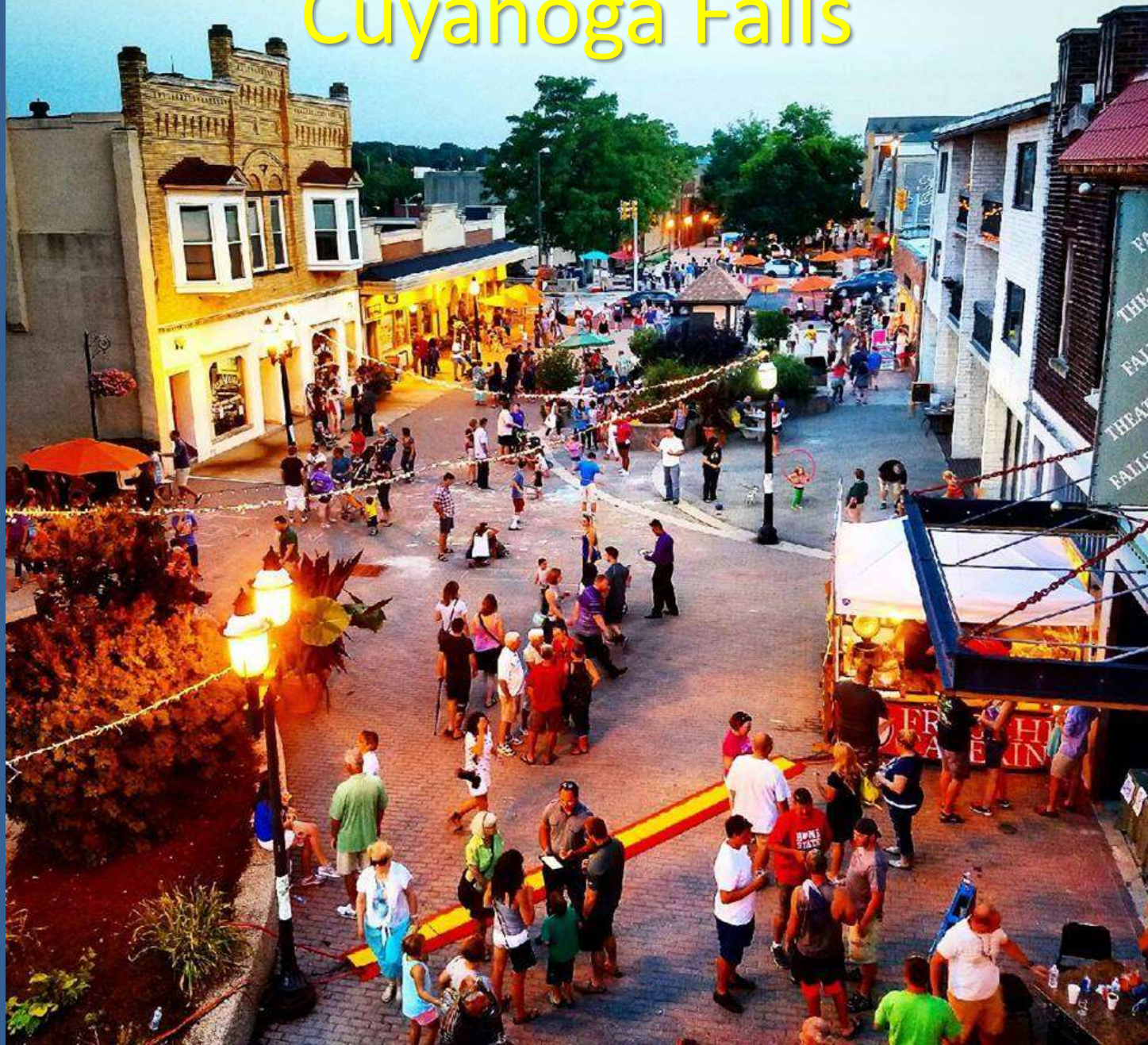


Asheville, NC

Cuyahoga Falls



Cuyahoga Falls



Lafayette, LA



6. Preserve open space, farmland, natural beauty, and critical environmental areas



Photo of rural New Jersey by Alex MacLean

Skagit, WA



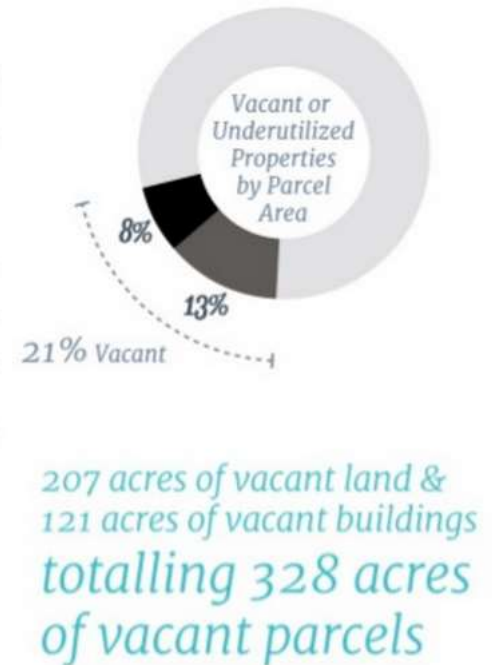
7. Direct development towards existing communities



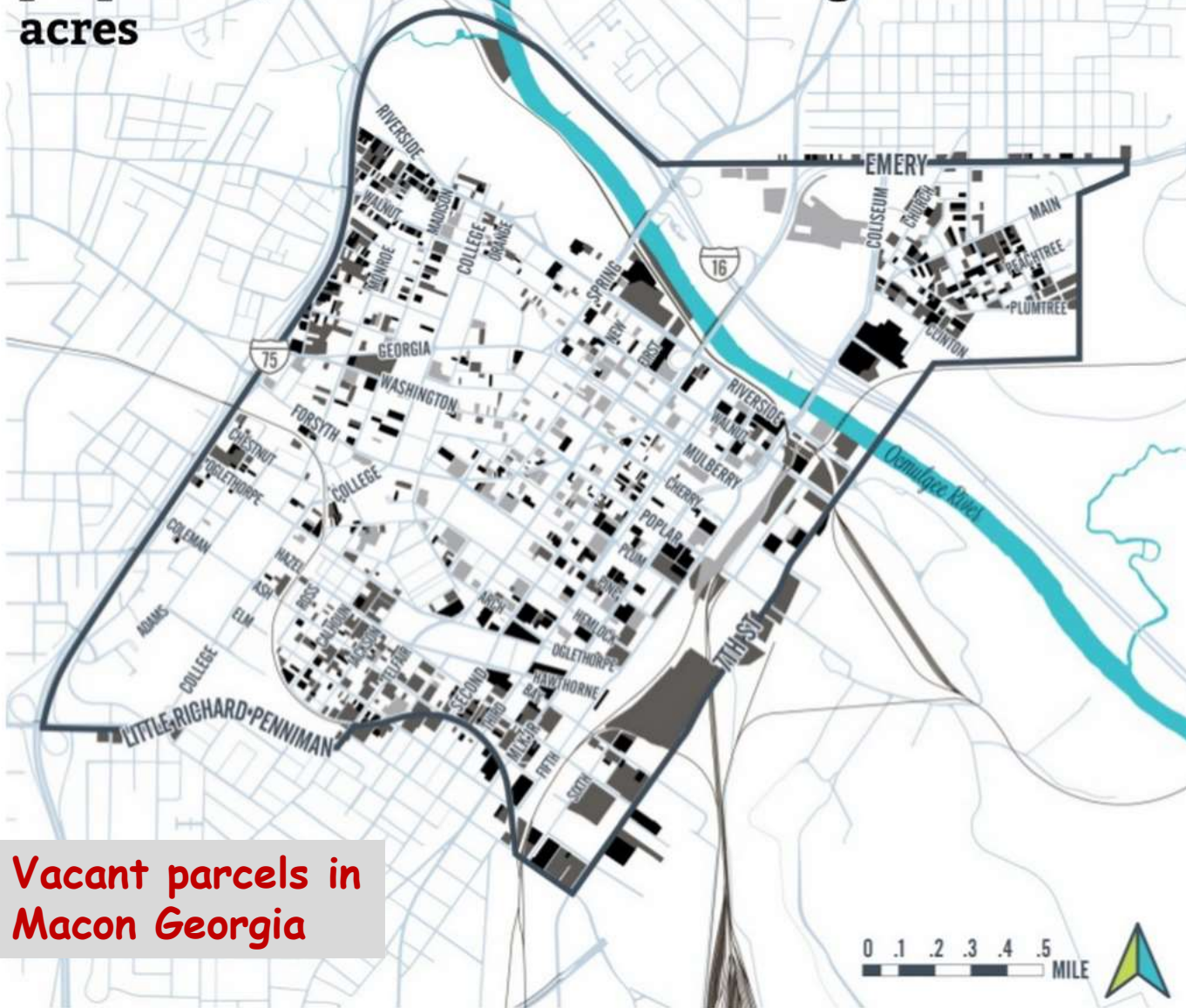
Photo courtesy of Jeff Speck, NEA

so how much space? based on a survey of all properties, vacant land and buildings totals 328 acres

VACANCY, 2014



Vacant parcels in Macon Georgia



Source: Spring 2014 Windshield Survey, Interface Studio

8. Provide a variety of transportation choices



Hamburg, NY

Photo: Dan Burden

Transportation choices



Missoula, MT



9. Make development decisions predictable, fair, and cost effective

If you want it, make it easy



Improve
processes to
facilitate the
outcomes you
want

Example:
Form-based Code
*Simplified land-use
regulations,
predictable outcomes*



THE COLUMBIA PIKE SPECIAL REVITALIZATION DISTRICT FORM BASED CODE

SECTION 20 (APPENDIX A) OF THE ZONING ORDINANCE
"CP-FBC" COLUMBIA PIKE—FORM BASED CODE DISTRICTS



ADOPTED 25 FEBRUARY 2003
WITH AMENDMENTS THROUGH
24 JULY 2012

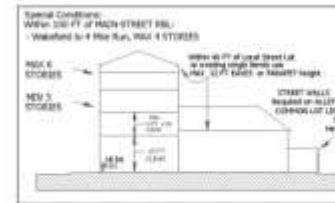
DEPARTMENT OF
COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT

PLANNING DIVISION

2000 CLARENDON BOULEVARD
ARLINGTON, VA 22201

Example:
Form-based Code
Simplified land-use
regulations,
predictable outcomes

B. BUILDING ENVELOPE STANDARDS: MAIN STREET SITES



Height Specifications

Height Specifications

Building Height

1. Principal building height is measured in metres. These parameters preserve appropriate open-space and allow for greater variety in building height.
2. Each building shall be between 3 and 6 stories in height, except where otherwise noted here or in the Resource Plan.

Parking Structure Height

No parking structure within the area shall exceed the use height of any building (built after 2002) within 40 feet of the parking structure.

Ground Store Height

1. The ground store floor elevation shall be between 6 inches below and 24 inches above the sidewalk elevation at the front of the building. The maximum floor-to-floor clear height limit for the ground store is 24 feet.
2. The ground store shall have at least 15 feet clear (floor to ceiling) height for at least 1/3 of its area contiguous to RBL frontage.

Upper Storey Height

1. The maximum floor-to-floor clear height limit for Storeys other than the Ground Store is 14 feet.
2. At least 80 percent of the upper storeys shall each have at least 9 feet 4 inches clear (floor to ceiling) height.

Mezzanines and Podiums

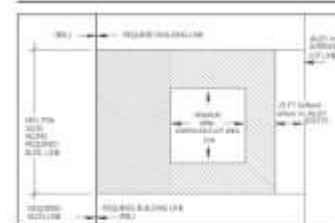
Mezzanines and podiums greater than 1/3 of the floor area footprint shall be counted as full storeys.

Street Wall Height

1. Any unbuild wall and/or corner lot line frontage shall have a street wall built along it, 7 feet in height.
2. Street wall heights are measured relative to the adjacent sidewalk or to the ground elevation when not fronting a sidewalk.

Other

Where a Main Street site is within 40 feet of a Local Site, Neighbourhood Site or a single-family home, the maximum height for that portion is 32 feet to the eave or roofline.



Siting Specifications

Siting Specifications

Street Facade

1. The Street Facade shall be built to not less than 75 percent of the overall RBL. However, the ground store portions of the Street Facade within 7 feet of a Bus Stop are exempt from this requirement in order to allow special corner treatments in these areas.
2. The Street Facade shall be composed as a single plane (angled joys less than 24 inches are considered a single plane within this requirement), interrupted only by porches, nooks, set windows, shopfronts, and awnings.

Business Area

Buildings shall occupy only the area of the lot specified in the siting specifications of the resource plan measures as buildable area. No part of any building (excluding overhanging eaves and 300 permitted awnings, set windows, nooks, and shopfronts) shall encroach into the street beyond the RBL. No part of any building (excluding overhanging eaves, awnings, nooks, and small and attached garden structures) shall occupy the remaining lot area. The maximum open contiguous area shall comprise at least 15% of the total Business Area and can be located anywhere within the Business Area of the site.

Side Lot Line

There are no required side lot line setbacks unless shared with an existing single family house where an 8-foot setback is required.

Garage and Parking Entrances

1. Garage/parking entrances shall be no closer than 50 feet from any resource corner or 100 feet from any block corner (except where otherwise designated on the Resource Plan).
2. Designated corner views and signs shall be the sole means of automobile access to a site.
3. Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or right of way) the RBL. Vehicle parking areas (except where a street wall exists or parking is enclosed within an auxiliary building) on private property shall not be located within 25 feet of the RBL. These requirements are not applicable to on-street parallel parking.

Awning

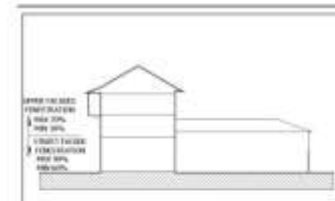
On sites with no awning signs, there shall be a 25-foot setback from the rear lot line.

Corner Lots

Corner lots shall be treated as having street frontage on both the front and side streets (or RBLs).

Unbuilt RBL and Corner Lot Line Treatment

Any unbuilt RBL shall have a street wall along it, between 6 feet and 10 feet in height. Street walls may also be constructed along any unbuilt corner lot line.



Elements Specifications

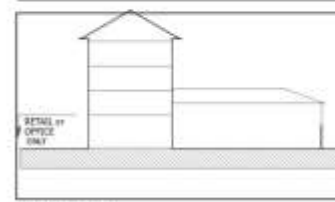
Elements Specifications

Ground Store Frontage

The ground store facade shall have between 60 percent and 90 percent measures (measured as a percentage of the facade that is between 2 and 10 feet above the fronting sidewalk). Awnings and overhangs are encouraged (except where otherwise designated on the Resource Plan).

Upper Storey Frontage

Upper storey facades shall have between 30 percent and 70 percent measures (measured for each storey as a percentage of the facade that is between 2 and 9 feet above the finished floor).



Use Specifications

Use Specifications

Ground Store

1. The ground store shall house retail uses as defined on page 17-18 as well as lobby and access for upper storey uses.
2. There shall be functioning entry door(s) along the street facade at intervals not greater than 60 feet within any site.

Upper Storeys

Retail uses are not permitted on the upper storeys (except those of less than 900 square feet and/or second storeys as an extension of the ground store).

use and with direct Columbia Pike frontage). Second storey restaurants do not violate this rule. Business and professional offices including medical, legal, insurance, pharmaceutical, real estate, banking, and other offices which in the judgement of the Zoning Administrator with a recommendation from the Neighbourhood Review Team are of the same general character as those listed above may be located on all floors of Main Street sites.

10. Encourage community and stakeholder collaboration in development decisions





of streets?

Colombia Pike Design Charrette

Collaboration



Baton Rouge, LA



Baton Rouge Sustainable Transportation Advisory Committee

AARP of Louisiana
Advocacy Center of Louisiana
Bike Baton Rouge
Baton Rouge Mayor's Office Healthy City
Initiative
Baton Rouge Federation of Civic
Association
Baton Rouge Area Chamber
OLOL Regional Medical Center
Baton Rouge General
Southern University of BR (HBCU)
Louisiana State University
Councilwoman Donna Collins-Lewis
(Chair of STAC)
Federation of GBR Civic Assoc.
Civil Solutions Consulting Group, Inc.

(DBE)
Reliant Transportation (Human Services
Transit provider)
Rev. Patrick Mascarella (advocate for
blind and seeing impaired)
American Heart Association
Downtown Development District
Mid City Redevelopment Alliance
Forum 35 (Young professional leadership
organization)
Catholic Charities
Gardere Initiative
Cedar Terrace Homeowners Association
(low-income neighborhood)
Melrose Homeowners Association (low-
income neighborhood)



Thank you



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Making Neighborhoods Great Together